



County of Orange

MEMO

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PA00-0037

FILE:

CP01-0049

DATE: October 31, 2001
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP01-0049 For Project No. PA00-0037
Planning Area 6 of Ladera PC

APPLICANT: South County Apartment Development (previously filed under DMB Ladera)

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

1. The width of the access road across the southern end of the site is reduced from 28' to 26' to allow for the Regional Trail easement.
2. The Spa has been moved from west of building 10 to inside the pool area. The sidewalk adjacent to where the Spa was has been removed. This change eliminated 5 parking spaces in front of the Recreation Area.
3. The trash enclosure westerly of building 11 has been moved from the other side of the parking spaces next to the building.
4. The location of the trash enclosure at the northeast corner of the site where the emergency access from the adjacent future Church site is has been moved away from the ramp to reduce the grade in front of it. Parking spaces were moved to accommodate this.
5. Building 8 has been moved westerly and the top of slope setback has been reduced from 15' to 13'. The parking on the access road is revised. The parking area on the street southeast of Building 8 has been revised.
6. The two parking spaces north of building 13 were removed. One space for a turnaround for the trash truck at the request of Traffic Review. The other was moved to the south side of the building where two additional spaces were added.
7. Seven parking spaces were removed at the south ends of buildings 5, 6, & 7 due to reconfiguration of the utility cabinets and screen walls added to hide them.

8. Overall uncovered parking has been reduced from 329 to 311 spaces, for a difference of 18 spaces. Covered spaces (garages) remain the same at 233. The revised total of all on-site parking spaces is 544. The minimum requirement is 469 total spaces.

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.